



A RIVER RUNS THROUGH

101 COUNTY ROAD 339, PAGOSA SPRINGS, COLORADO



16.80 Acres
Mountain Views
1.564 SF Home

The Property

This property has it all, it fronts over 1,900 feet of the Rio Blanco, the San Juan National Forest and 16.8 acres of very usable land. Bring your horses and other livestock to enjoy the surrounding National Forest and your fly rods to fish this improved section of the Rio Blanco.

The land comes complete with a 1,564 square foot main A-frame residence, a retro and remodeled 1956 early park model home and numerous outbuildings and loafing sheds. The classic 56 ABC park model residence has been fully remodeled and features a full bath, bedroom, retro kitchen and living area. Life is very quiet and relaxing just eleven short miles down Hwy. 84 away from the bustle of downtown, yet close to everything the community of Pagosa Springs has to offer.



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 16.80 Acres
- ~ 1,564 SF Home (2 BR/1 BA)
- ~ San Juan Mountain Views
- ~ Guest House
- ~ Corral
- ~ Multiple Outbuildings/Sheds
- ~ Garage
- ~ Retro Kitchen
- ~ National Forest Access



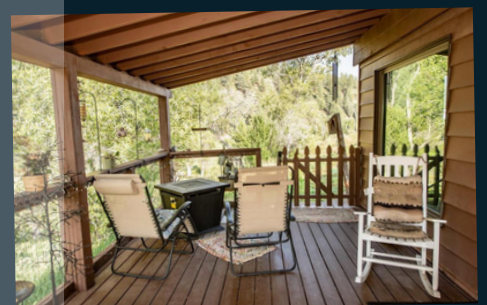
INFRASTRUCTURE

- ~ Cistern/Private Well
- ~ Propane/Tank Leased
- ~ DSL Internet
- ~ Phone - Cell Reception



TAXES/ZONING/SUBDIVISION

- ~ \$2,235.04 (2023)
- ~ Zoned Residential
- ~ Hudson Rio Blanco 6



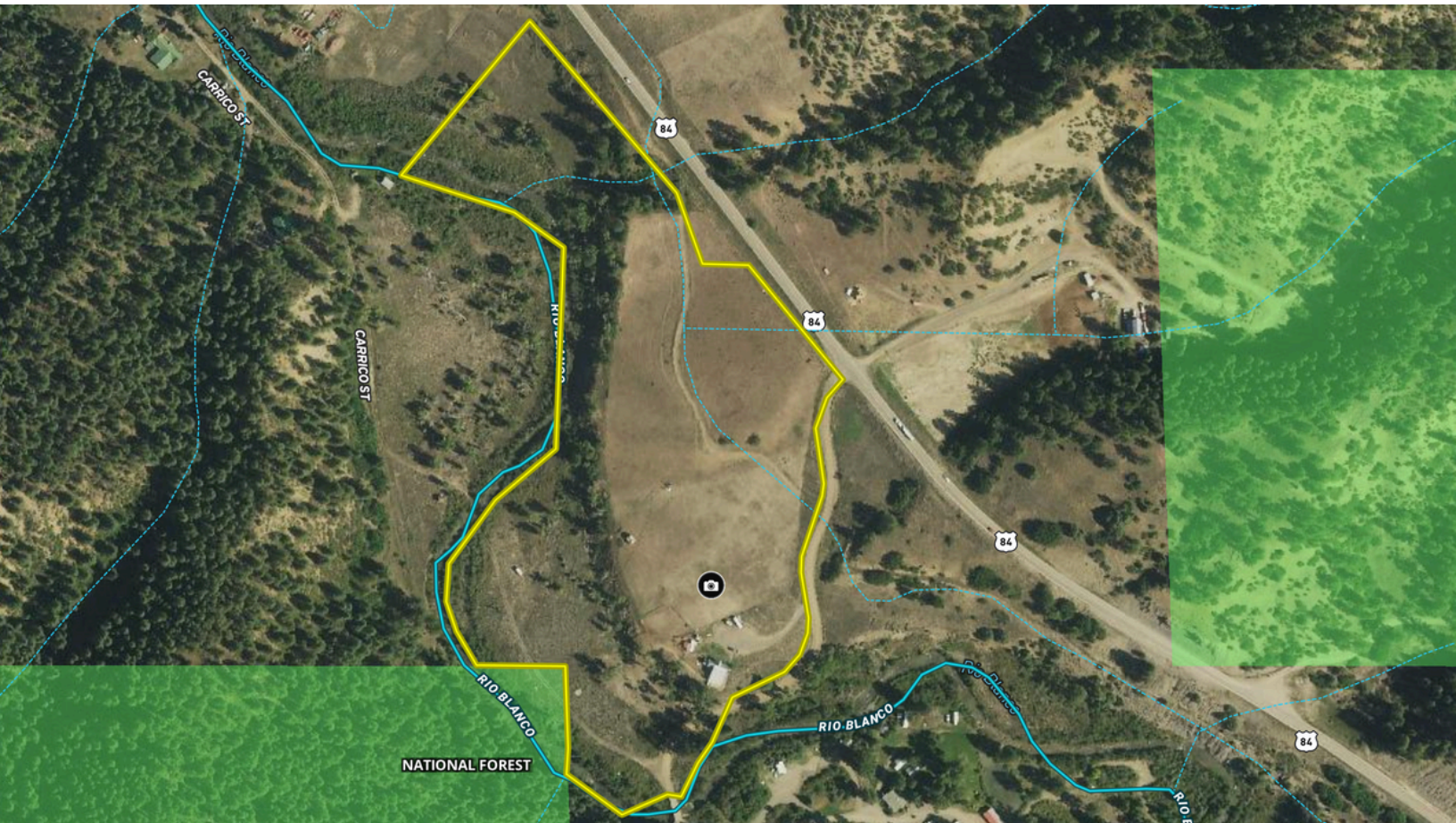
PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.



360 Degree Tour

Click Image Above To View Video

Take a 360 degree tour of this 1,564 SF riverfront home on 16.8 acres in Pagosa Springs with 2 bedrooms and 1 bath.



The Location



[Click To View
Interactive Map](#)

WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Discover Pagosa Springs



OFFERED BY

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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.